

**CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a **SPECIAL MEETING/public hearing** at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California at 6:00 p.m. on **Thursday, November 14, 2019** to consider the following item:

Application No.: PA-19-22; TPM 2019-139

Applicant/Agent: Jeff Cefalia / Walt Bushman

Site Address: 2070 Thurin Street

Zone: R2-MD (Multiple Family Residential, Medium Density)

Description: Planning Application 19-22 and Tentative Parcel Map 2019-139 is a request to construct a two-unit residential common interest development and to establish a one lot airspace condominium map at 2070 Thurin Street. Each of the proposed two-story units would be 2,964 square feet in area with four bedrooms, four bathrooms, and an attached two-car garage. The project is consistent with the City's General Plan, Zoning Code, and Design Guidelines.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (Class 3), New Construction or Conversion of Small Structures. Under Class 3, a multi-family residential structure with no more than four dwelling units is exempt from the provisions of CEQA.

Additional Information: For more information, call (714) 754-5245, or email PlanningCommission@costamesaca.gov or visit the Planning Division on the Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday, except specified holidays. A copy of the staff report can be viewed on the City's website: www.costamesaca.gov 72 hours prior to the hearing date. All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. Any written communications, photos, or other materials for copying and distribution to the Planning Commission must be 10 pages or less and submitted to the Planning Department **NO LATER THAN 12:00 p.m.** on the day of the hearing. Materials can be e-mailed to PlanningCommission@costamesaca.gov. If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting or AFTER 12:00 p.m. the day of the hearing, 10 copies will need to be provided for distribution. Please note that NO copies of written communication will be made AFTER 12:00 p.m.